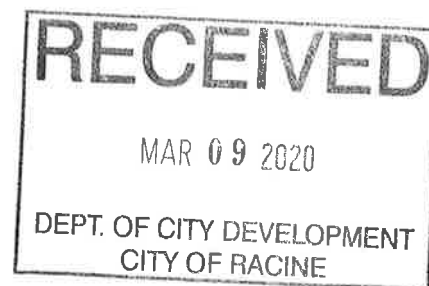


Application for Conditional Use Review

Applicant Name: LE IX LLC
Address: 1351 E Main St City: Waukesha
State: WI Zip: 53186
Telephone: 262-547-7293 Cell Phone: _____
Email: larry@waukeshairon.com

Agent Name: Larry Erlich
Address: 1351 E. Main St City: Waukesha, WI
State: WI Zip: 53186
Telephone: 262-547-7293 Cell Phone: _____
Email: larry@waukeshairon.com

Property Address (Es): South Lot #1 @ 1917 S. MEMORIAL DRIVE
Current Zoning: I-2
Current/Most Recent Property Use: Vacant
Proposed Use: Metal Recycling Facility





The application will be evaluated using the standards of Sec. 114-154 of the Municipal Code (below). Please use the space to justify and explain how your proposal addresses these conditions; use an additional sheet if necessary.

- (1) The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare;

The facility will be used for the purchase of ferrous, nonferrous metals, and automobiles for the purpose of recycling the metals. The materials will be moved on a daily basis and the business will not create any adverse effects to the community.

- (2) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The process of purchasing materials and preparing for shipment will be contained within a solid fence and building and will not create noise, dust, or odors.

- (3) The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

The business will not be any different than any other business in an industrial district that has a low intensity of receiving and shipping.

- (4) Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

The combined paved and building square footage that will be added to the lot will be 32,200 square feet. The direction of drainage will not change and will primarily flow to the south eastern part of the lot. Storm water to comply with ordinance requirements based on new development or redevelopment.

- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

There is sufficient space for loading and unloading of materials on site. The 10' site vision triangle has been maintained at the drive.

- (6) The proposed conditional use is not contrary to the objectives of the current land use plan for the city; and

There are comparable business in the neighborhood and are zoned for comparable use.

- (7) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the plan commission.

A 12 foot fence would enhance the visual look of the area and conceal the operations.





If the required supplemental materials, which constitute a completed application, are not submitted, the application will not be processed.

Required Submittal Format

1. An electronic submission via email/USB drive/CD/Download link; and
2. One (1) paper copy, no larger than 11" x 17" size.

Required Submittal Item	Applicant Submitted	City Received
1. Conditional Use Review Application		
2. Written description of project, including: a. Hours of operation b. Anticipated delivery schedule c. Maintenance plan d. General use of the building and lot	☒	
3. Site Plan (drawn to scale), including: a. Fully dimensioned property boundary b. All buildings (existing and proposed) c. Setbacks from property lines d. Identification as to whether all elements are "Existing" or "Proposed" e. Dimensioned parking spaces and drive aisle layout f. Trash enclosure location and materials g. Loading spaces h. Fire hydrant locations i. Location of signage, with setbacks	☒	
4. Zoning Analysis Table a. Land area (in acres and square feet) b. Building area (in square feet) c. Setbacks (required yards in feet) d. Floor Area Ratio (building area divided by lot area) e. Lot Coverage (building footprint divided by lot area) f. Height of all buildings and structures g. Percentage of greenspace (landscaped areas divided by lot area) h. Parking spaces	☒	
5. Landscape Plan a. Bufferyards b. Parking Areas c. Screening and fencing locations d. Plant lists including the following: Latin and Common Names, Number of each planting material, and Size at planting.	☒	





Required Submittal Item	Applicant Submitted	City Received
6. Lighting Plan a. Location of light fixtures b. A cut sheet of light fixtures with indication of cut-offs or shielding c. Illumination diagram indicating intensity of lighting on the property.	☒	
7. Floor Plan a. Preliminary floor plan layout of all buildings/structures b. Labels for the type of use of the area c. Labels for square footage of the area	☒	
8. Engineering Plan a. Stormwater Plan (Drainage pattern, flow, detention) b. Existing and proposed roadway and access configurations c. Cross access	☒	
9. Signage Plan a. dimensioned color elevations of signage b. A diagram showing the location of the proposed signage	☒	
10. Building/site elevations (if new building or exterior changes planned) a. Building elevations showing all four sides of the buildings in color b. Elevation of trash enclosure area	☒	
11. Building Material Samples (if making exterior changes)	☒	
12. Review Fee	☒	

Acknowledgement and authorization signatures

A conditional use is not like a building permit; applying does not mean it will be approved.

The approval may contain conditions related to the improvement of the site which must be met prior to the issuance of a building occupancy permit. Conditions related to the operational aspect(s) of the business must be complied with at all times. That, in the event site improvement work required by ordinance cannot be completed prior to desired occupancy, a financial assurance, at 100% of the improvement estimate, guaranteeing completion of the required improvements must be placed on file with the City of Racine. Estimates and Assurance documents are subject to the review and final approval by the City. Improvements may include but are not limited to landscaping, fencing, lighting, pavement surfacing and sealing, dumpster enclosures, and exterior building improvements;

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application.

Owner Signature (acknowledgement and authorization):

Date: 3-9-2020

Applicant Signature (acknowledgement):

Date: 3-9-20



RACINE AUTO & SCRAP

METAL RECYCLING FACILITY

LOT 1 1917 S MEMORIAL DR.

RACINE, WI

CONDITIONAL USE

DESIGNER/SUPERVISING
PROFESSIONAL

Struc Rite Design, Inc.
Boyd E. Coleman, P.E.
President, Engineer
227 South Street
Waukesha, WI 53186
262.549.3222
262.896.2079
www.srdinc.biz

CONTRACTOR

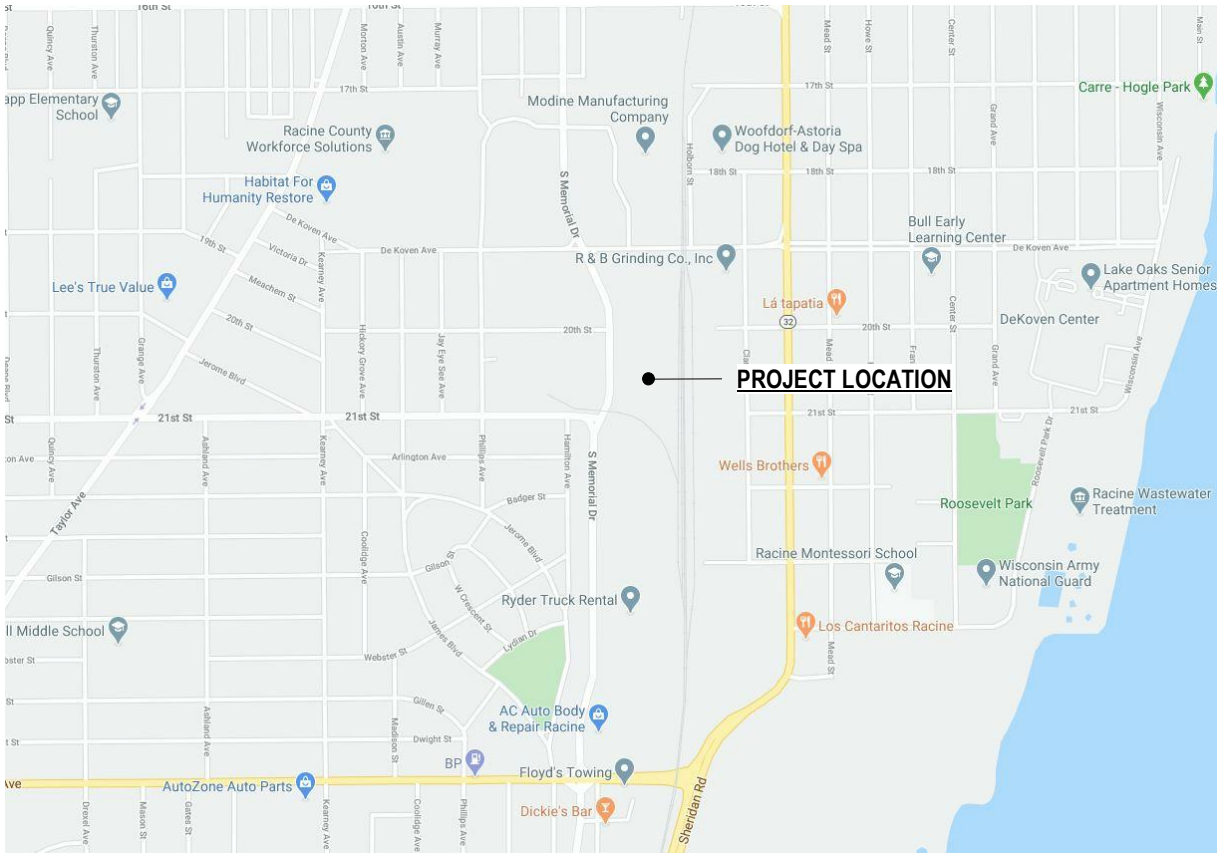
Ford Construction

Waukesha, WI

OWNER

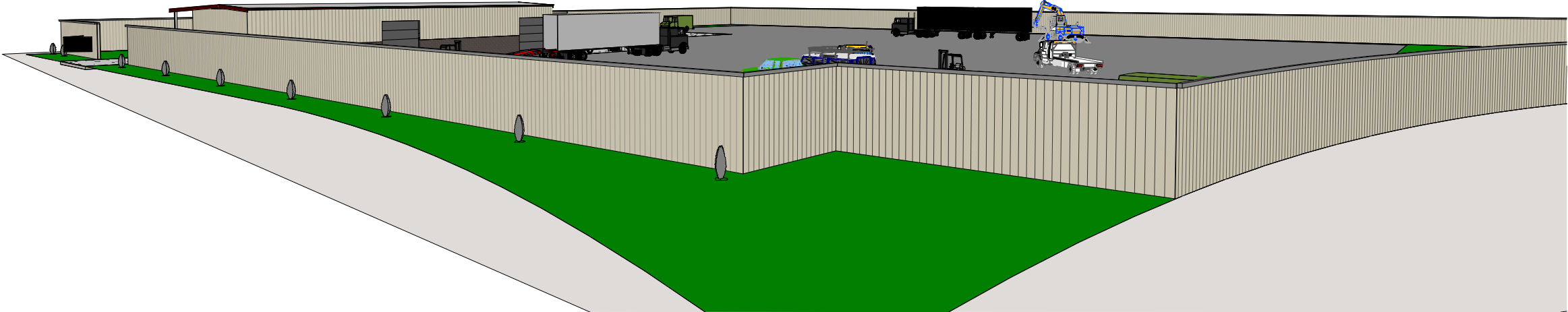
Racine Auto & Scrap

LOCATION MAP

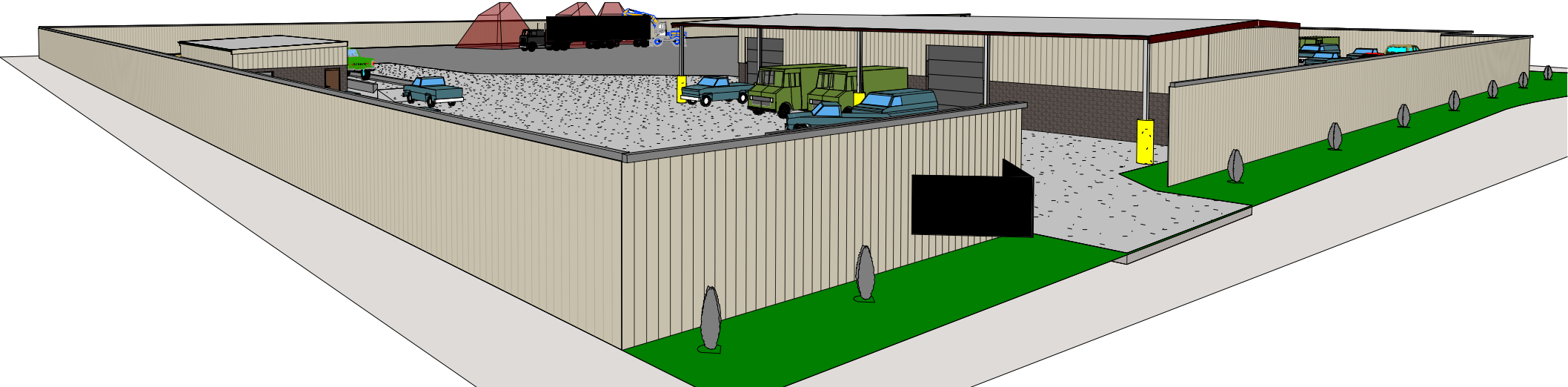


SHEET INDEX

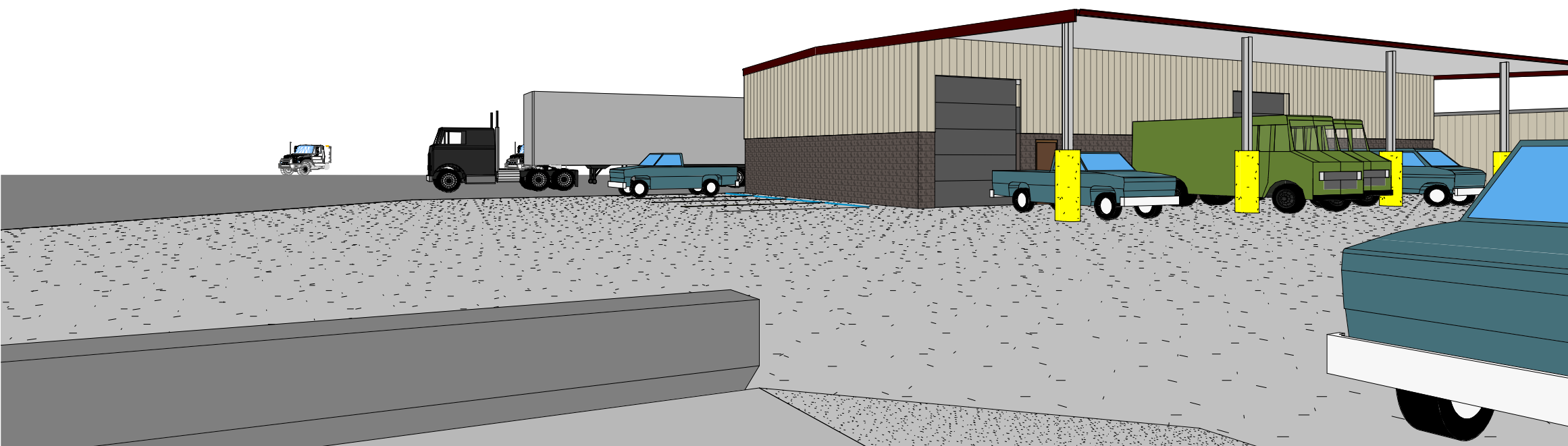
C0.0	COVER SHEET			
C1.0	PROPOSED SITE PLAN			
C1.1	SITE PHOTOMETRICS			
A1.1	STORAGE BUILDING			
A1.2	STORAGE BUILDING EXTERIOR ELEVATIONS			
A2.1	OFFICE BLDG			



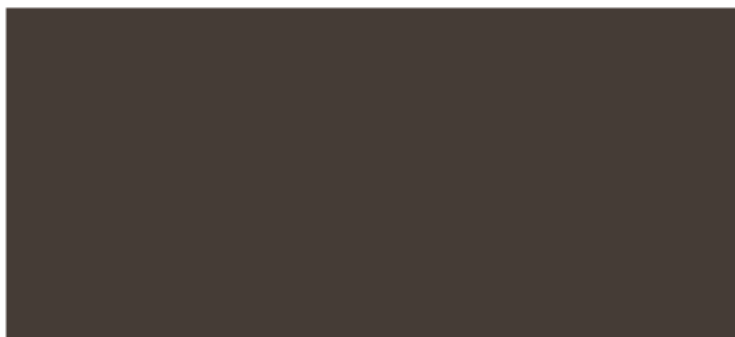
4 Aerial Looking NE1



3 Aerial Looking SE



1 Office View SW



BURNISHED SLATE

TOP OF FENCE TRIM,
GUTTER & RAKE TRIM



LIGHT STONE

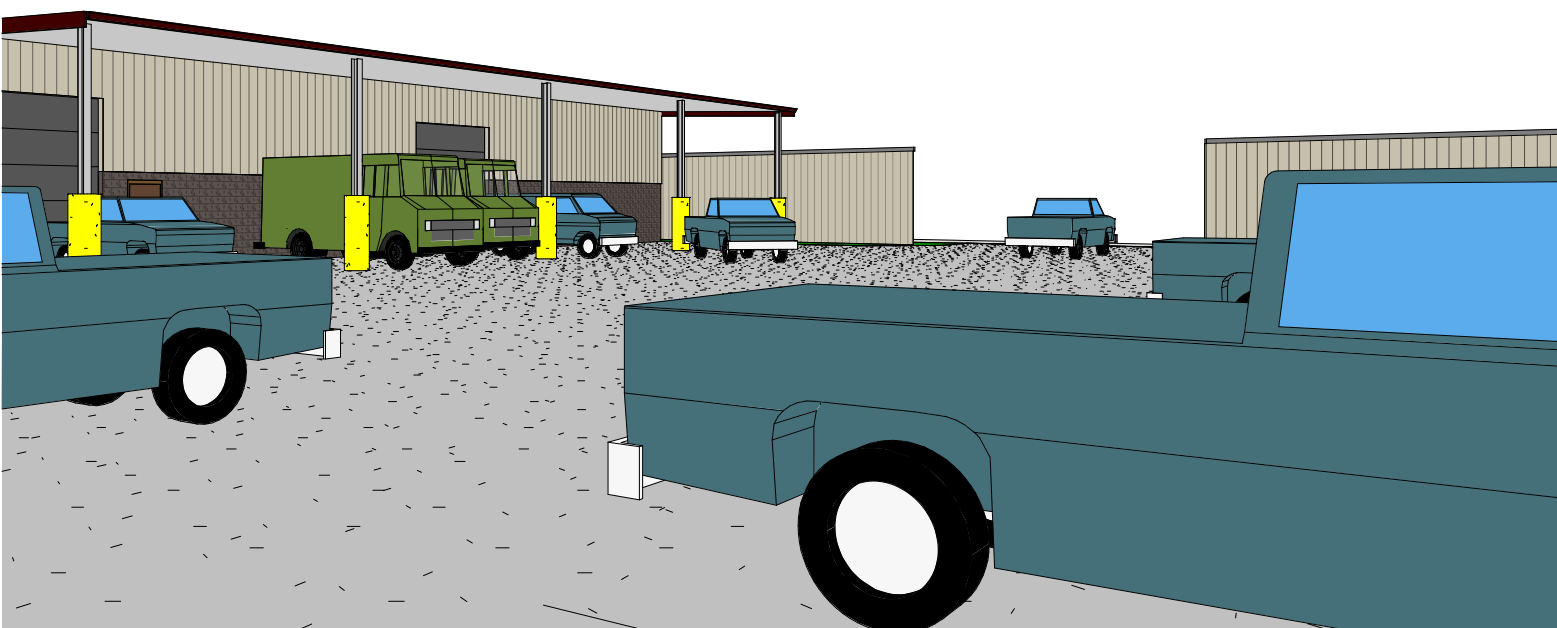


WALL PANEL & FENCE
COLOR & CONFIGURATION



Mocha (18-123A)

8FT HIGHT SPLIT FACE



2 Office View West

RACINE AUTO & SCRAP
METAL RECYCLING FACILITY
LOT 1 1917 S MEMORIAL DR.
RACINE, WI

SHEET TITLE

PROPOSED SITE PLAN

CONDITIONAL USE

JOB NUMBER: 20023

DATE: 3/9/2020

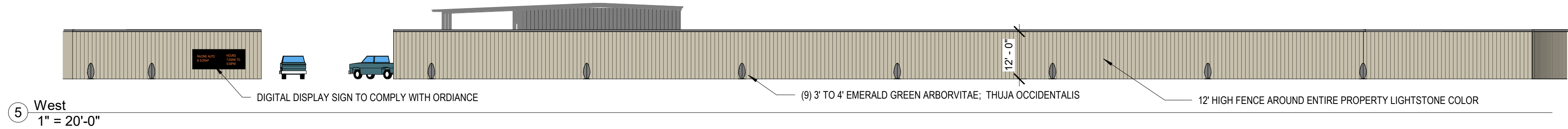
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SHEET NUMBER:

C1.0



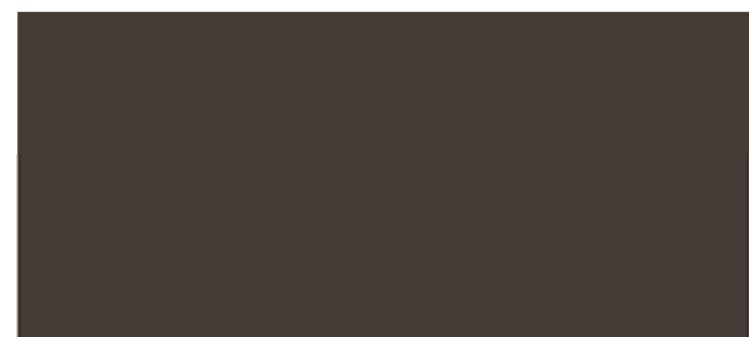
3/9/2020 11:05:50 AM



5 West
1" = 20'-0"



3 Aerial Looking NE



BURNISHED SLATE

TOP OF FENCE TRIM,
GUTTER & RAKE TRIM



LIGHT STONE



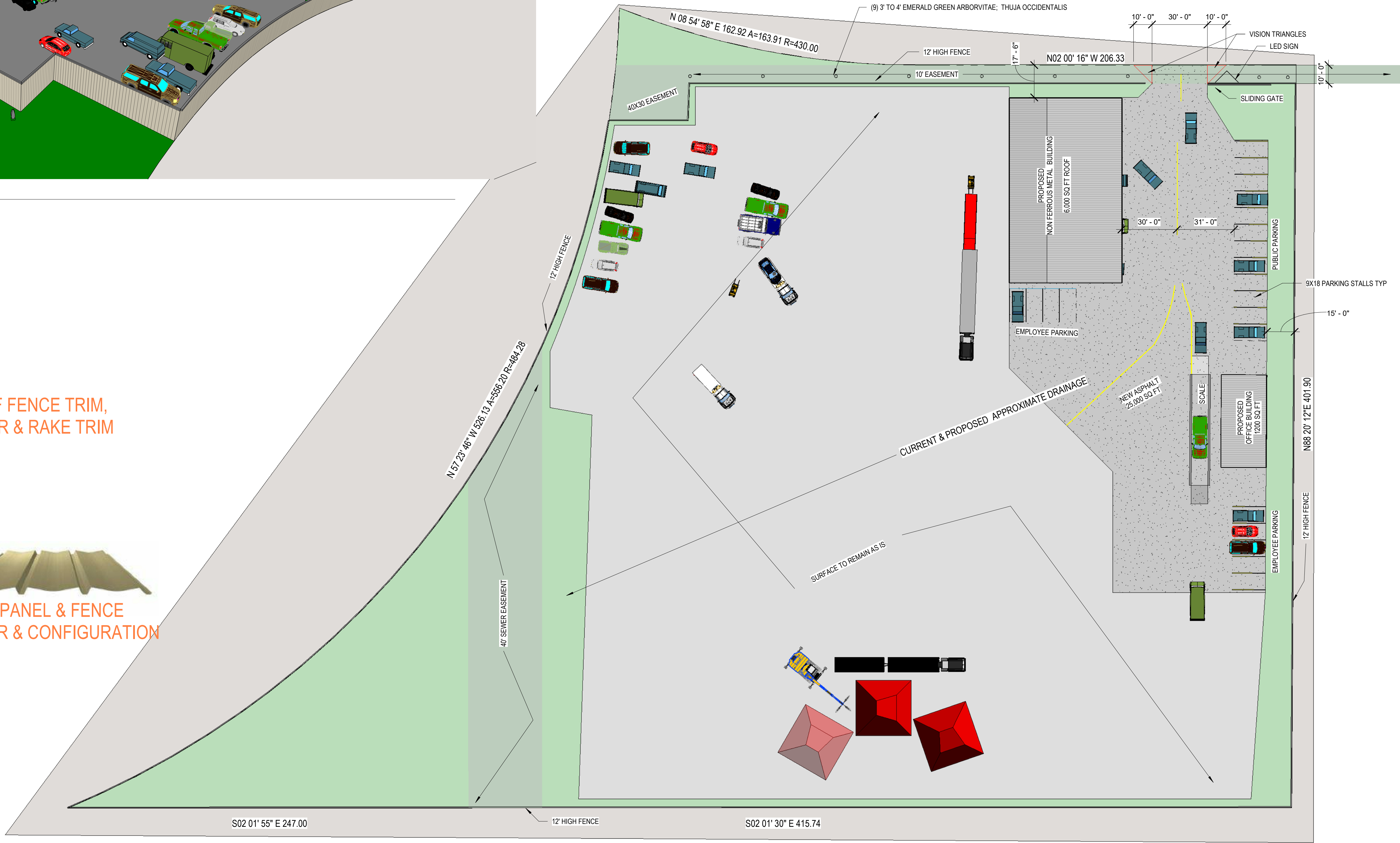
WALL PANEL & FENCE
COLOR & CONFIGURATION



Mocha (18-123A)

8FT HIGHT SPLIT FACE

2 Site
1" = 30'-0"



LOT AREA = 4.255 ACRES 185,346 SQFT
BUILDING AREA = 6,000 SQ FT + 1200 SQFT = 7200 SQFT
FLOOR ARE RATIO = 7200 / 185346 = .039
PROPOSED ASPHALT AREA = 25,000 SQFT
APPROXIMATE GRANULAR SURFACE AS IS TO REMAIN = 108,019 SQ FT
GREEN SPACE = 45,127 SQ FT = 24.4%
21 PARKING STALLS

STORM WATER REQUIRMENTS:

STORM WATER TO COMPLY WITH CITY STORM WATER ORDINANCE. THE COMBINED BUILDING AND ASPHALT PAVING AREA WILL EQUATE TO 32,200 SQ.FT. THE REMAING SURFACE WILL REMAIN AS A GRAVEL OR GREEN AREA.

DOOR NOTE:

- LANDINGS TO BE PROVIDED AT ALL EGRESS DOORS.
- LANDING CLEARANCES TO MATCH "ADA DOOR CLEARANCES" UNLESS EGRESS DOOR IS "EXIT ONLY", THEN A CLEAR FLOOR SPACE OF 36"x60" IS REQUIRED AT THE LANDING.
- THRESHOLDS AT DOORWAYS SHALL BE 1/2" MAX. IN HEIGHT
- LANDINGS SHALL HAVE A SLOPE & CROSS SLOPE NOT STEEPER THAN 1:48.

RACINE AUTO & SCRAP
METAL RECYCLING FACILITY
LOT 1 1917 S MEMORIAL DR.
RACINE, WI

SHEET TITLE

Site Photometrics

CONDITIONAL USE

JOB NUMBER: 20023

DATE: 3/9/2020

DRAWN BY: bec

SHEET NUMBER:

C1.1

L1 LOT2T160N/D10/UPA



Specification grade area lights available in IES Type II distributions. For use in parking lots, roadways, pathways and general area lighting. Best-in-class 5-G vibration rating. 5-year, limited warranty.

Color: Bronze

Weight: 20.9 lbs

L2 MASI16-80NW/D10



Flush mount canopy fixture ideal for vehicle service and fueling stations as a retrofit or new construction installation. 16" x 16" models offered in two power packages with an equivalency range from 150W to 250W Metal Halide. Also available in 20" x 20" models with three power packages.

Color: White

Weight: 26.7 lbs

L3 WPLED104N



LED 104W Wall packs. 3 cutoff options, patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 27.1 lbs

RACINE AUTO & RECYCLE
METAL RECYCLING FACILITY
LOT 1 1917 S. MEMORIAL DR.
RACINE, WI

SHEET TITLE

STORAGE BUILDING

CONDITIONAL USE

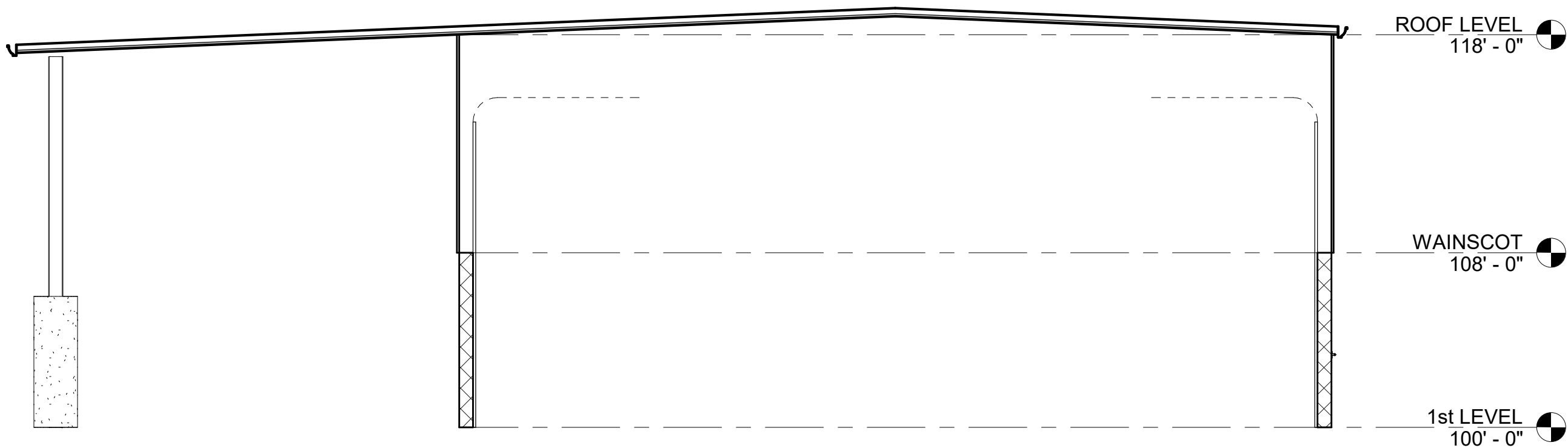
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DATE: 3/9/2020

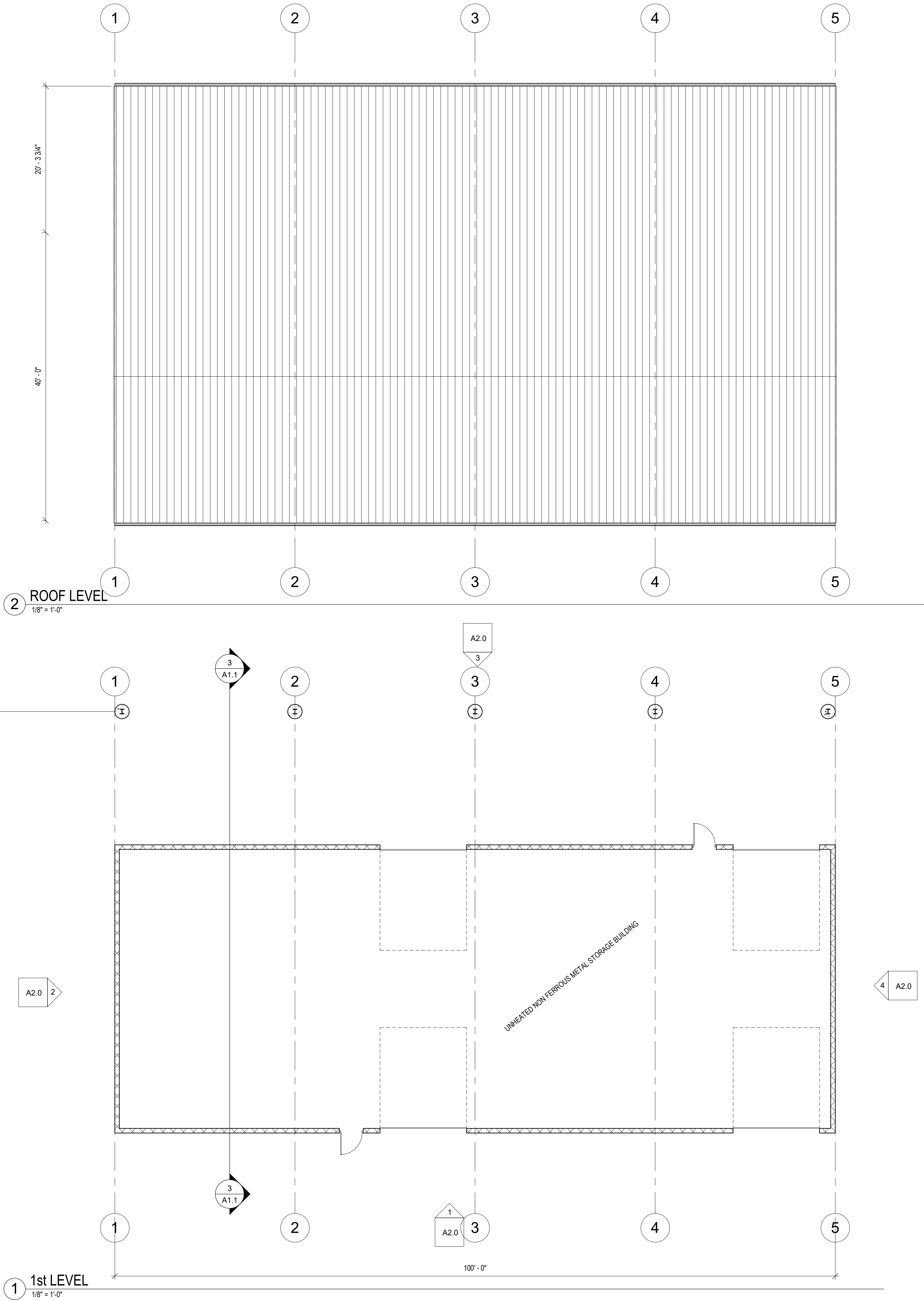
DRAWN BY: bec

SHEET NUMBER:

A1.1



3 NS - Building Section
3/16" = 1'-0"



1 1st LEVEL
1/8" = 1'-0"

RACINE AUTO & RECYCLE
METAL RECYCLING FACILITY
LOT 1 1917 S. MEMORIAL DR.
RACINE, WI

SHEET TITLE

STORAGE BUILDING
EXTERIOR ELEVATIONS
CONDITIONAL USE

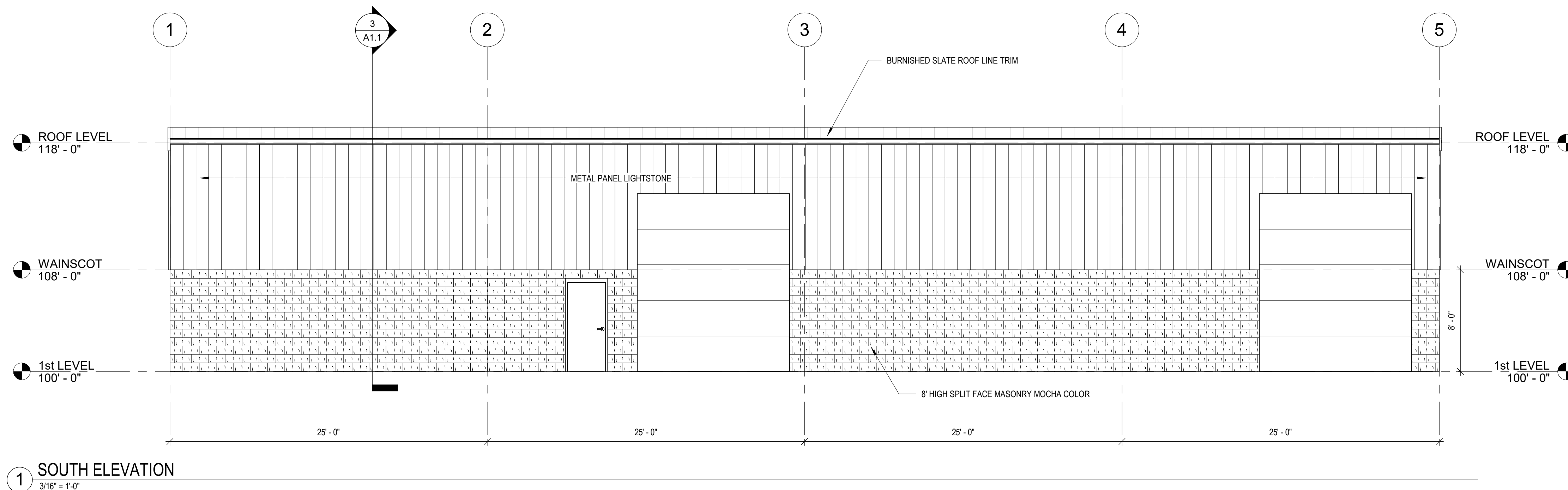
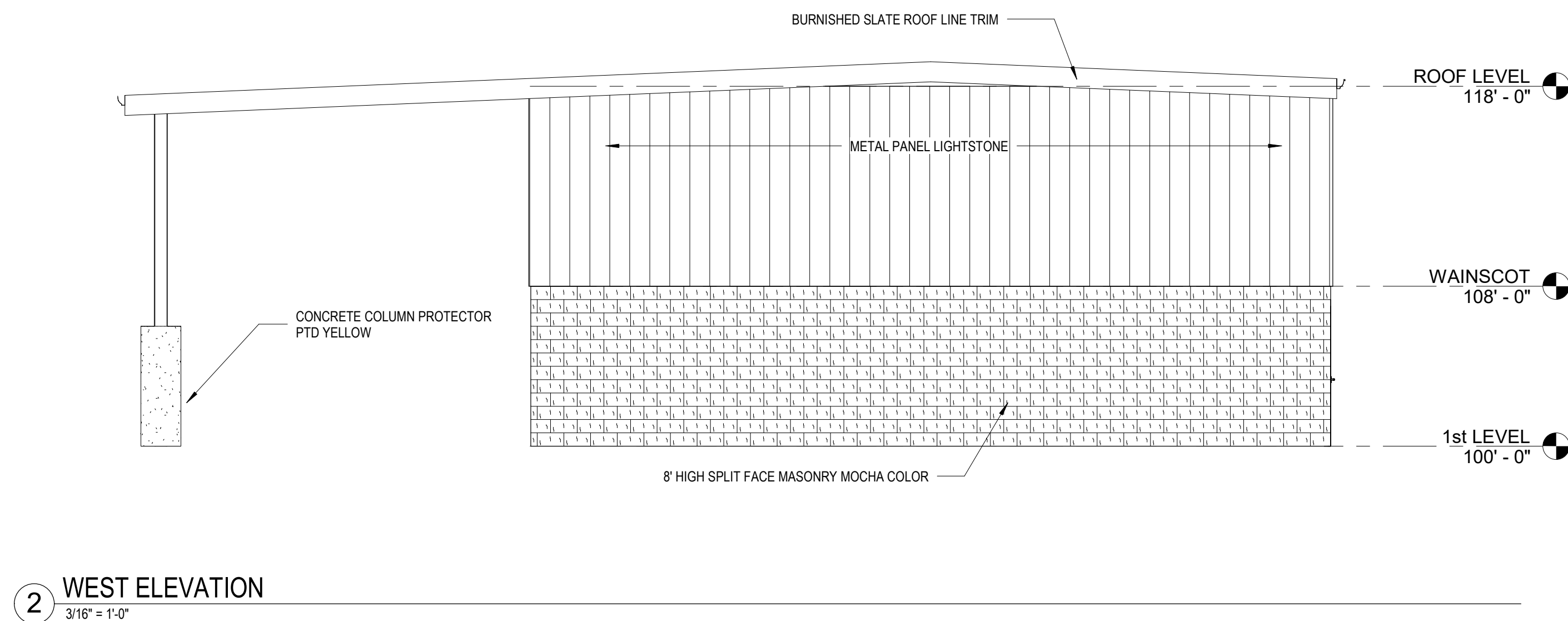
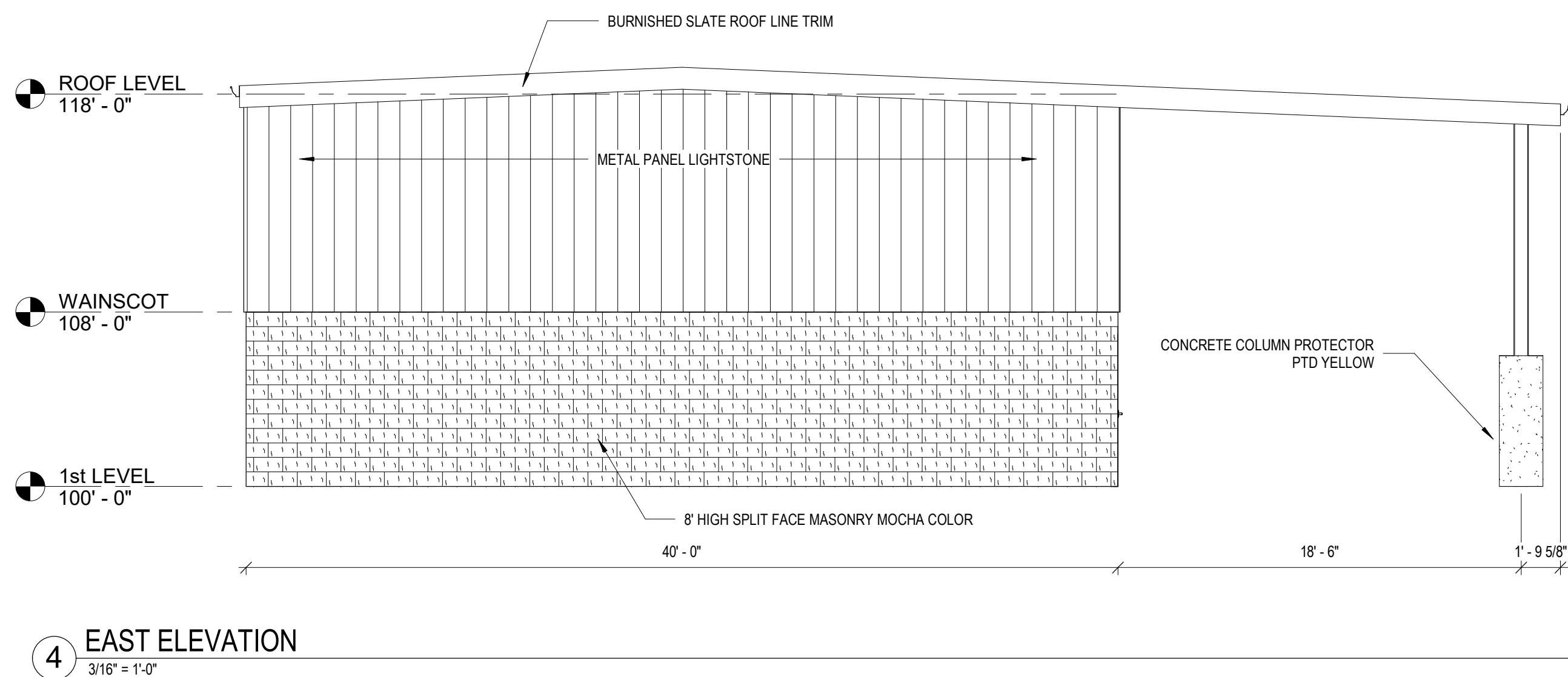
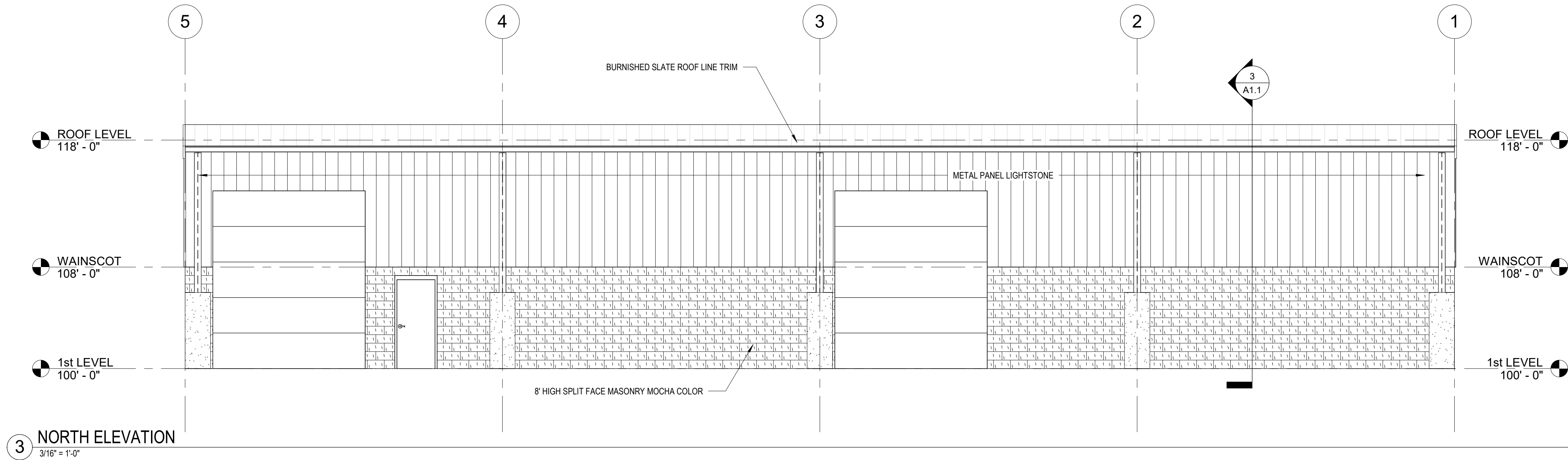
JOB NUMBER: 20023

DATE: 3/9/2020

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SHEET NUMBER:

A1.2



RACINE AUTO & RECYCLE
OFFICE BLDG
LOT #1 1917 S. MEMORIAL DR
RACINE, WI

SHEET TITLE

OFFICE BLDG

CONDITIONAL USE

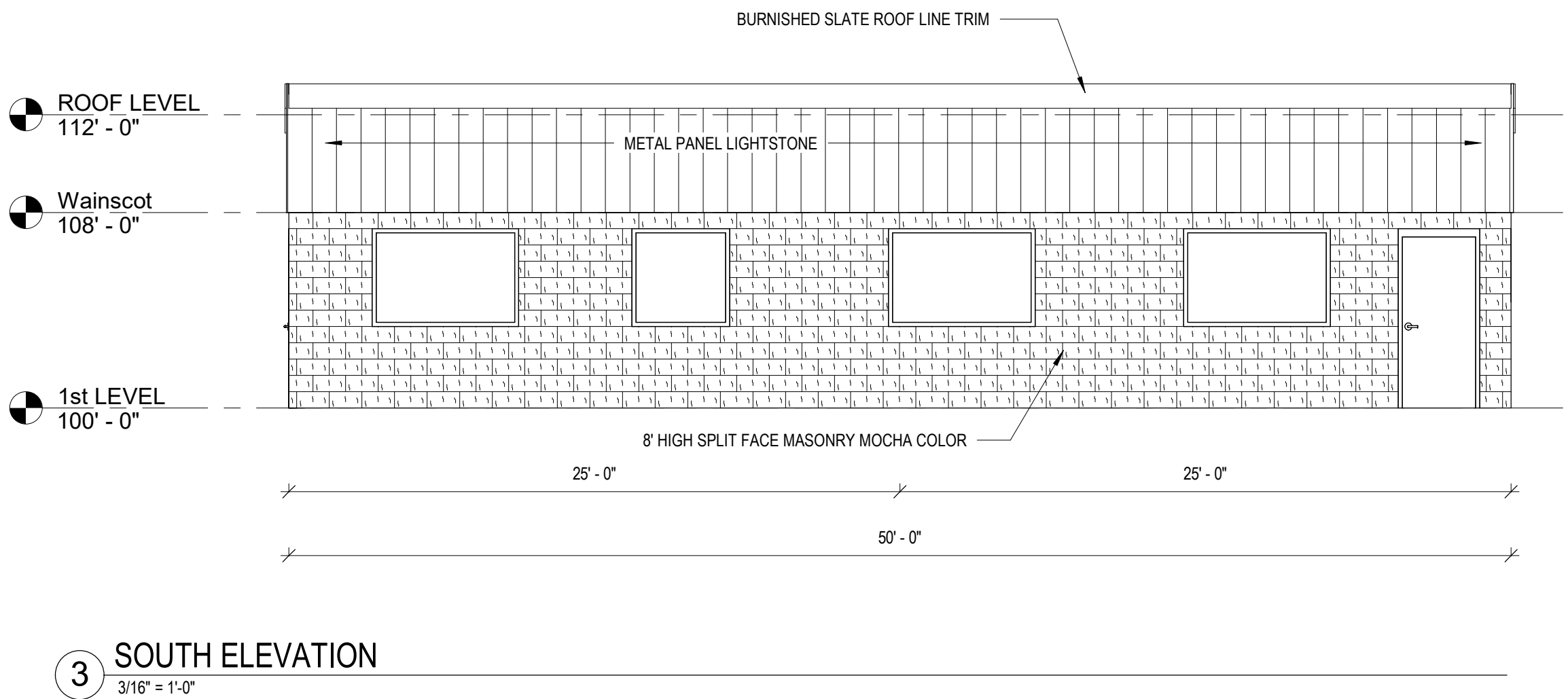
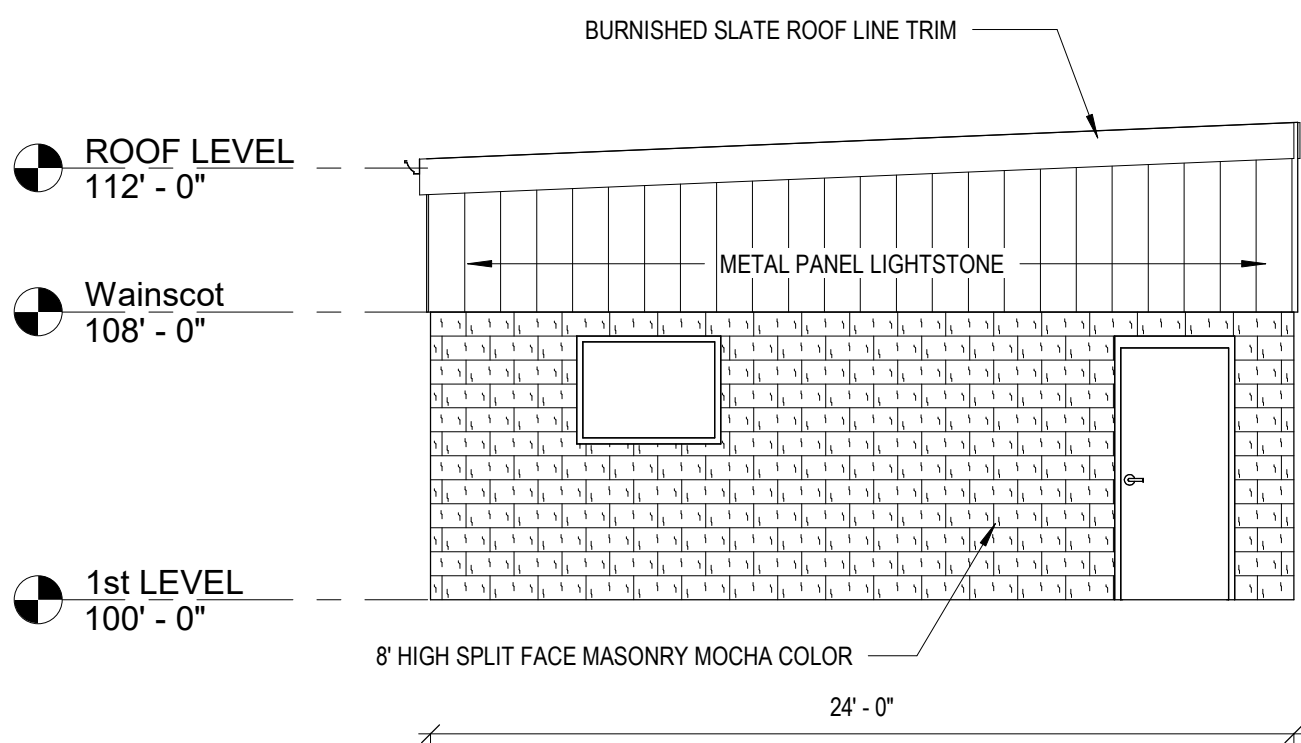
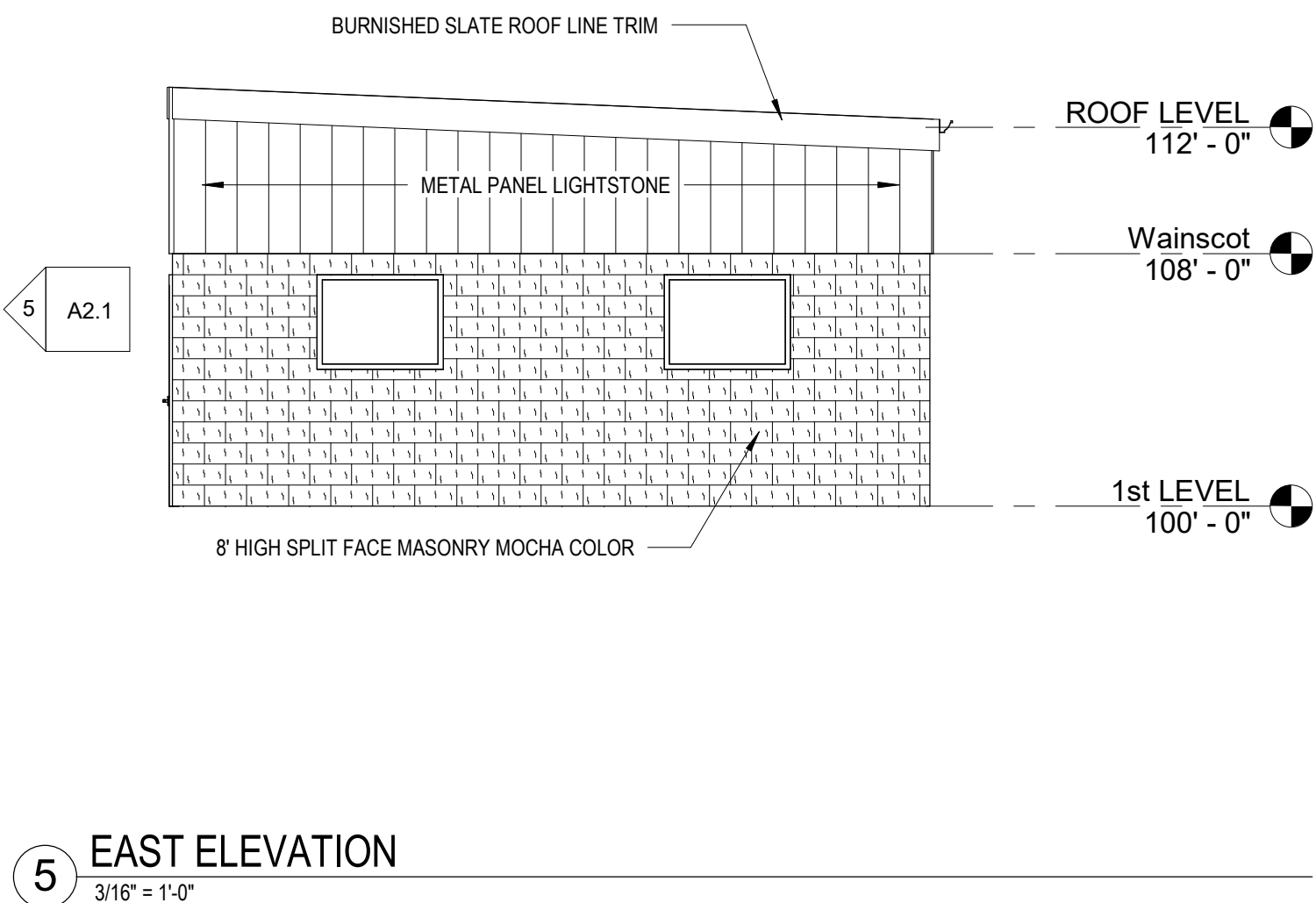
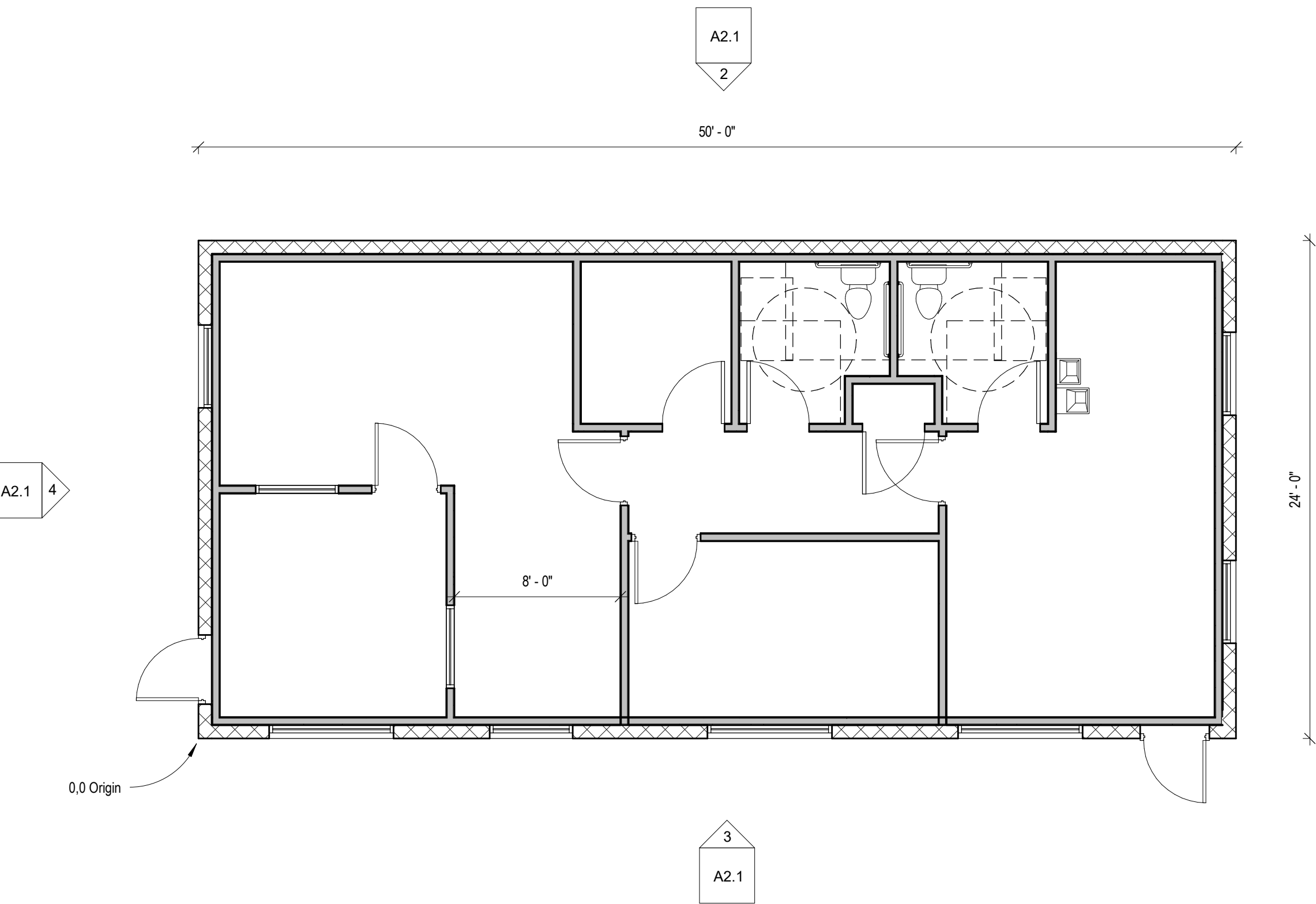
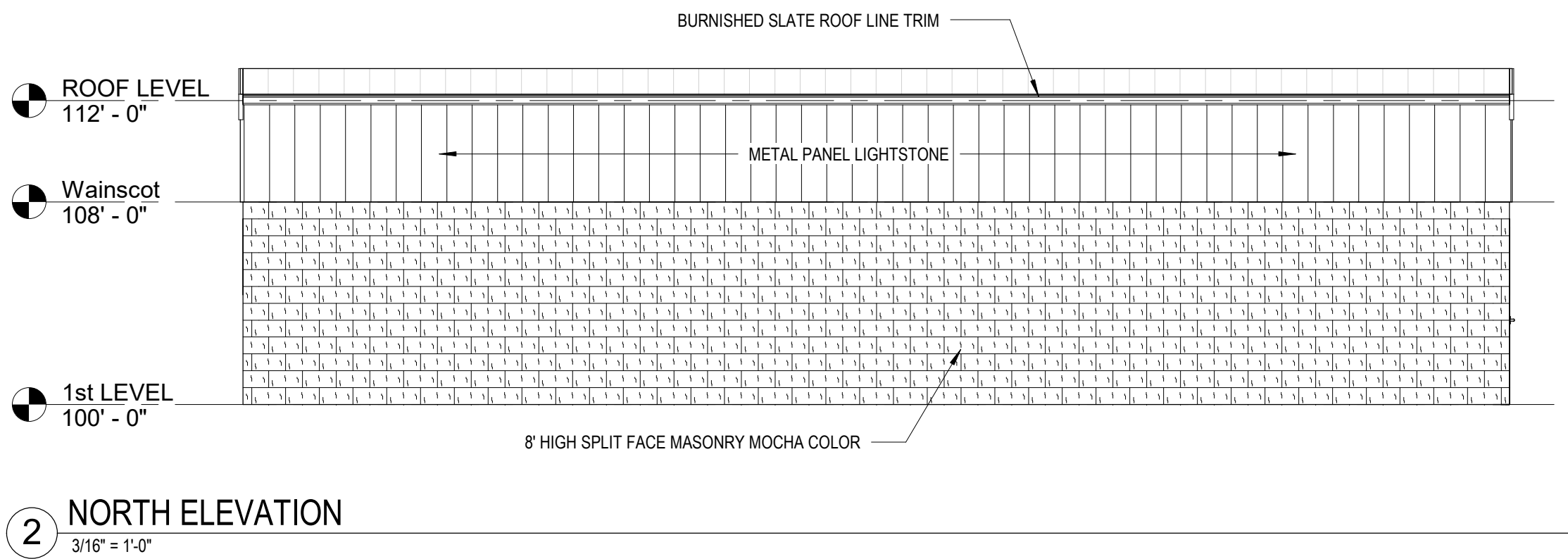
JOB NUMBER: 20023

DATE: 3/19/2020

DRAWN BY: bec

SHEET NUMBER:

A2.1



RACINE AUTO & SCRAP
METAL RECYCLING FACILITY
LOT 1 1917 S MEMORIAL DR.
RACINE, WI

SHEET TITLE

EXTERIOR LED SIGN

CONDITIONAL USE

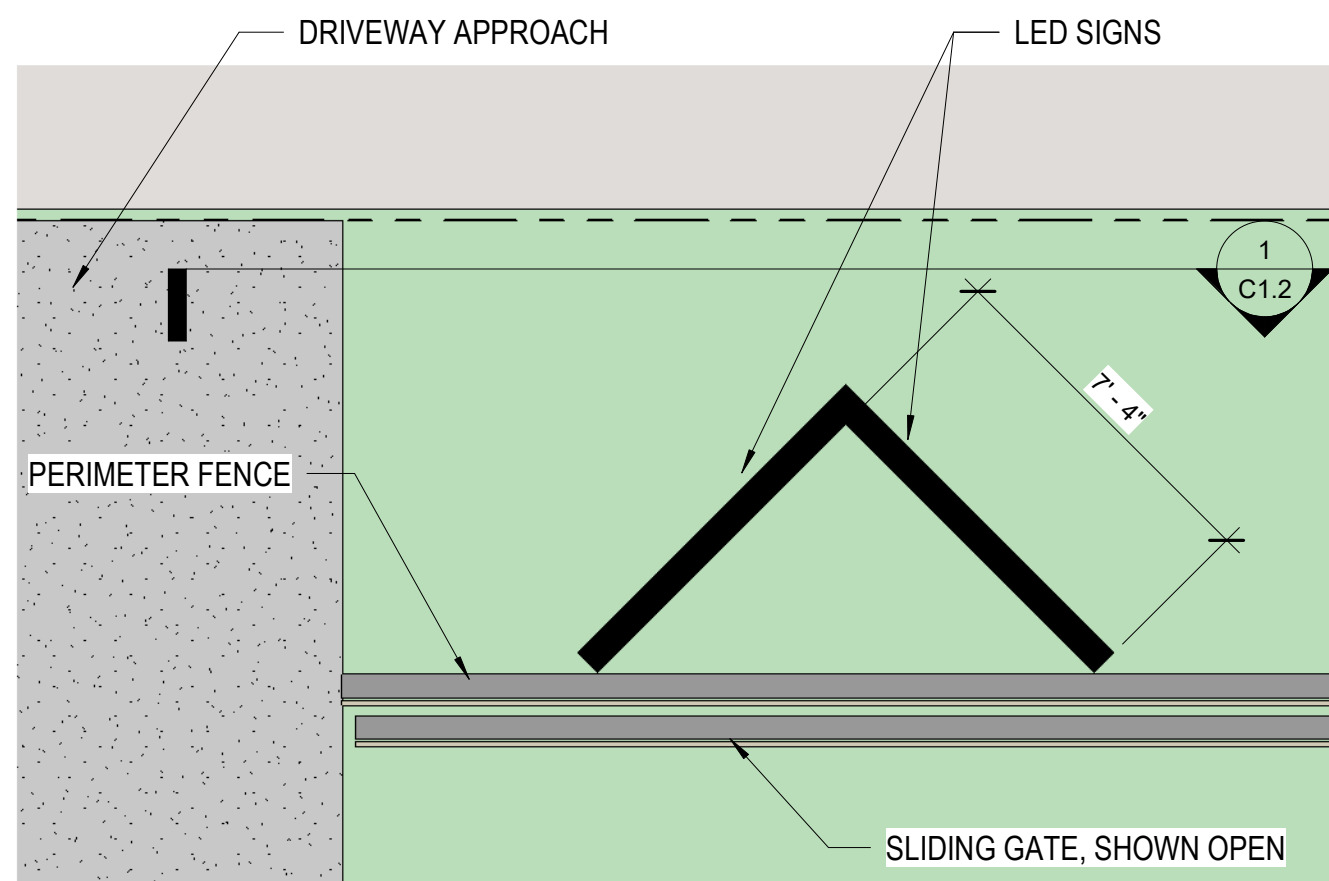
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DATE: 3/24/2020

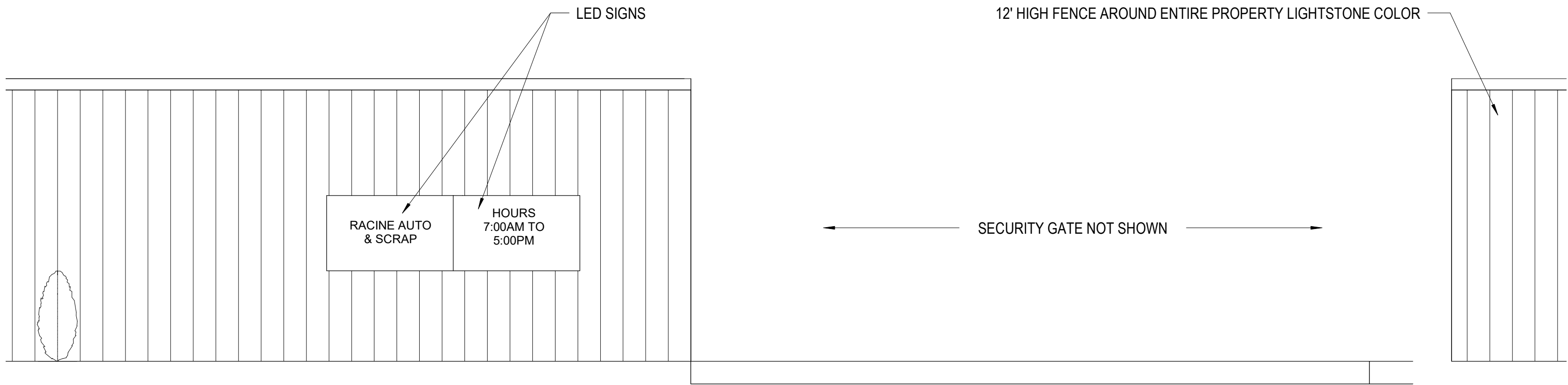
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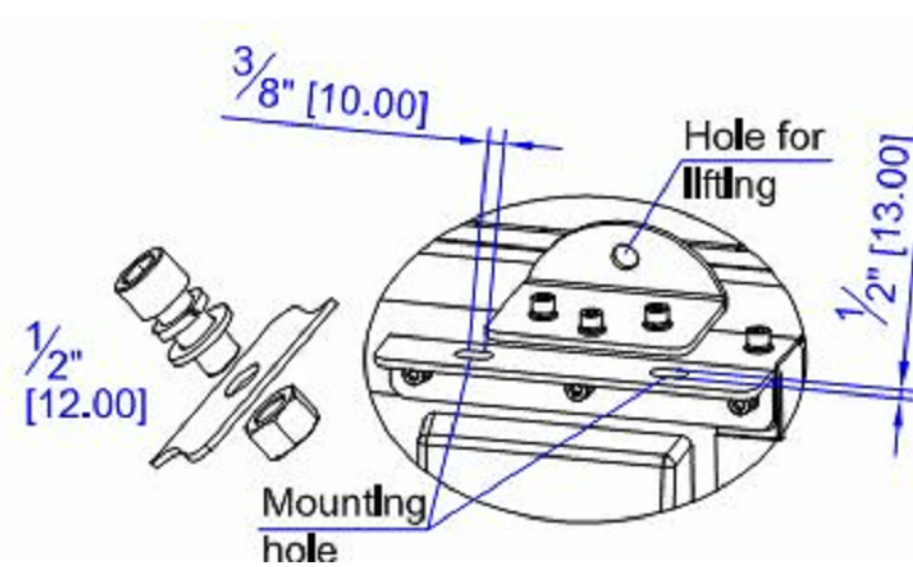
C1.2



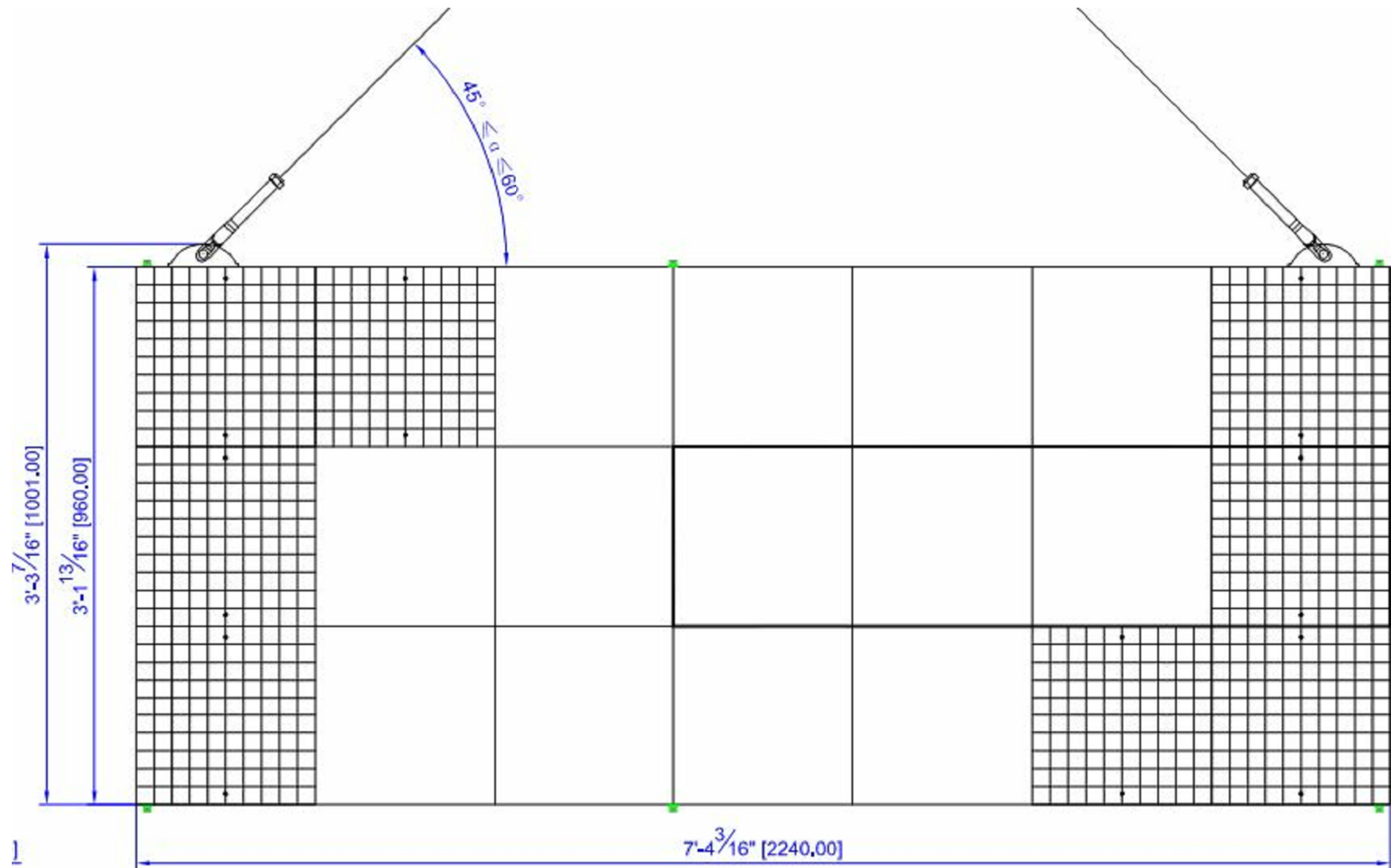
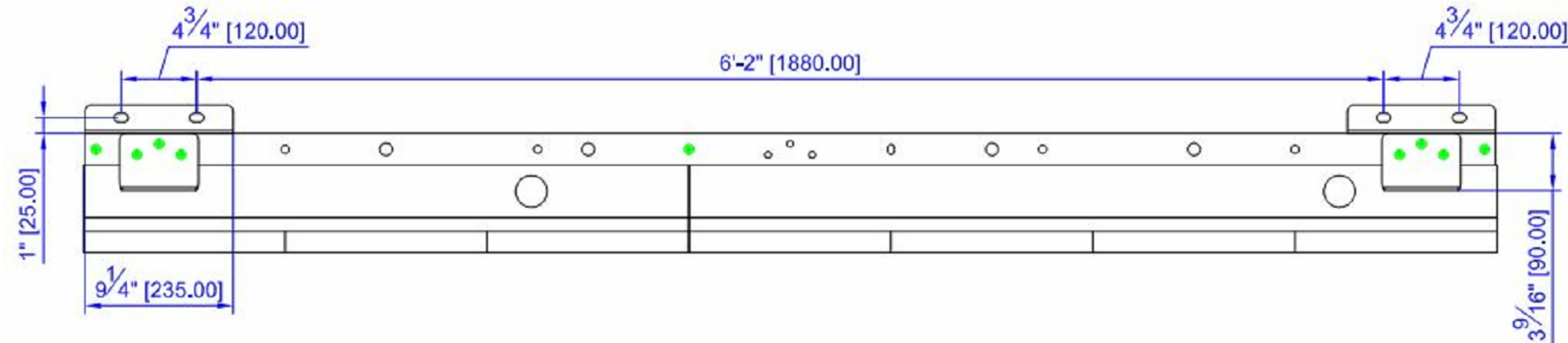
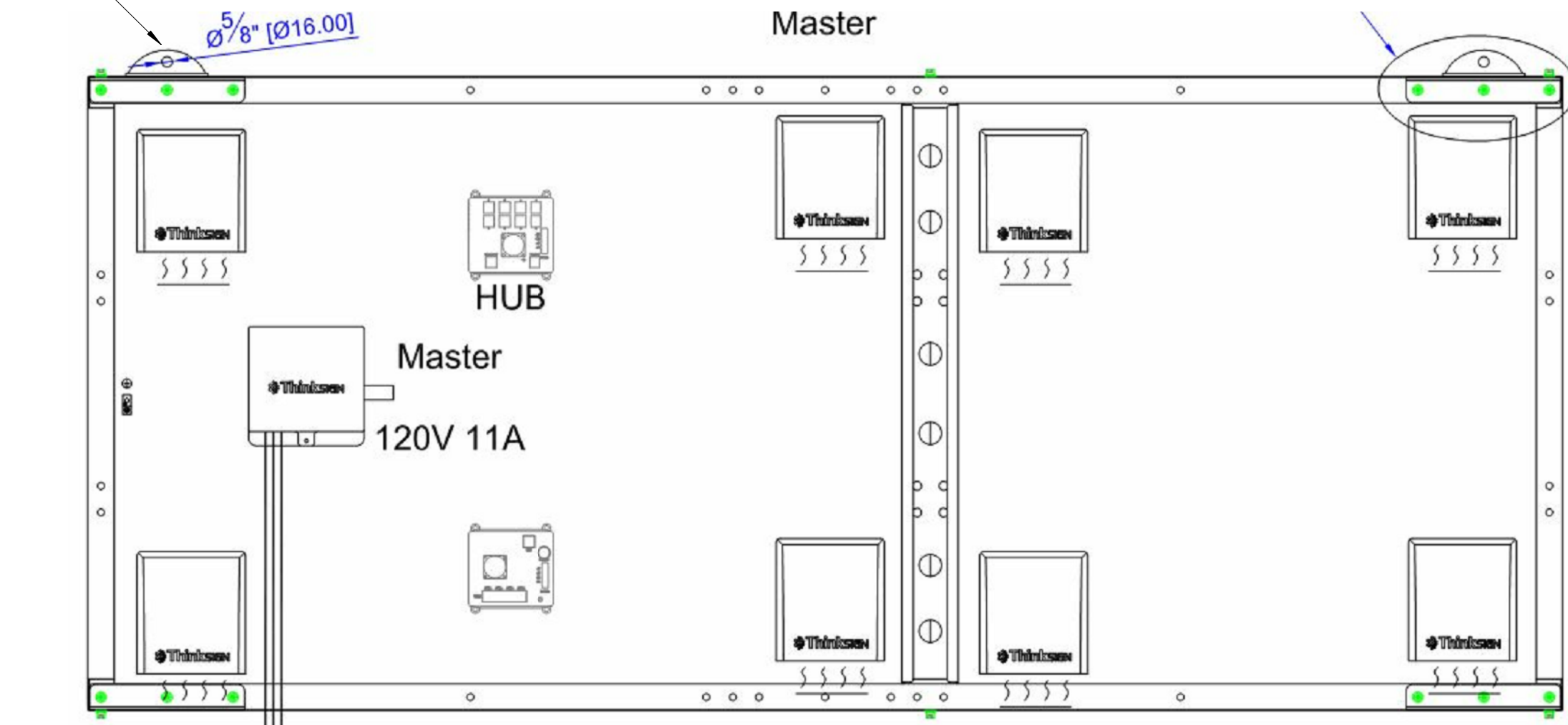
2 Sign - Plan View
1/4" = 1'-0"



1 Sign - Elevation View
1/4" = 1'-0"



SEE DETAIL



MONUMENT SIGN WITH EMC

(2) 7'-4" x 3'-2" 16mm PIXEL RGB ELECTRONIC MESSAGE CENTER;
SMART LED MANAGER PRO SOFTWARE WITH BRIGHTNESS/TEMPERATURE SENSOR;
V-SHAPE CABINET, 1.5" ALUMINUM TUBE FRAME, ALUMINUM SKIN, 3/16" POLYCARBONATE FACE;
UL LABEL AND SWITCH;
FRAMING & CLADDING FOR EMC.
SIGN WILL COMPLY WITH LOCAL ORDINANCE FOR ELECTRONIC SIGNS.